

BOOK 309 PAGE 788
STATE MS. - DESOTO CO.
FILED
DEC 10 2 06 PM '96

BK 309 PG 788
W.E. DAVIS CH. CLK.

WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned THOMAS R. CLIFTON, hereinafter referred to as the GRANTOR, and JAMES R. SEAY, SR., hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEE to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, THOMAS R. CLIFTON, the GRANTOR does hereby and by these presents sell, convey, and warrant unto JAMES R. SEAY, SR., the GRANTEE, the hereinafter described real property located in the City of Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

Town of Hernando Lots 157, 158, 185, 186, 187, 188, 189 and 190 and buildings thereon, as said lots are recorded on the unrecorded plat of the Town of Hernando. Said property being located in DeSoto County, Mississippi and which property is further described as Tax Parcel No. 3086-1300.4-00065.00. Said property being located in Section 13, Township 3, Range 8, DeSoto County, Mississippi.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property and being further subject to any unrecorded rights of way or easements; and any discrepancies, conflicts, encroachments or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal.

Taxes and assessments against said property for the year 1996 shall be prorated as of the date of this deed and taxes and assessments for the year 1997 shall be the sole responsibility of the GRANTEE, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

The GRANTOR herein warrants that the property being conveyed is no part or parcel of his homestead.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTOR on this the 2nd day of December, 1996.

Thomas R. Clifton
THOMAS R. CLIFTON

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 2nd day of December, 1996, within my jurisdiction, the within named THOMAS R. CLIFTON, who acknowledged that he executed the above and foregoing instrument.

Kenneth E. Stockton
NOTARY PUBLIC

My Commission Expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999

(SEAL)



GRANTOR'S ADDRESS:
~~2155 Oak Grove Road~~ *2047 Clifton Road*
Hernando, MS 38632
RES. TEL.: 601/429-9625
BUS. TEL.: 601/429-7029

GRANTEES' ADDRESS:
170 W. Center Street
Hernando, MS 38632
RES. TEL.: 601/429-6108
BUS. TEL.: N/A

Prepared by: KENNETH E. STOCKTON
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